This particular application is for a small single storey rear extension only. The extension replaces an existing conservatory structure, and an existing hardstanding forming a rear garden patio. The impact of any surface run off attributed to the proposed extension will be negligible compared to what is there presently.

There will be a single down pipe serving the proposed extension, as there is currently for the existing conservatory structure. The new downpipe will dispense into a new soakaway located within the rear garden area subject to ground conditions and building control approval. If this isn't possible the down pipe will connect into the existing surface water drainage system as the existing downpipe does presently. The volume of water attributed to the proposed extension compared to the existing conservatory structure is considered negligible.

The floor level of the proposed extension will match that to the existing property, with ground levels positioned a minimum 150mm below FFL. Any risk of flooding within the property therefore will be no worse than that of the original house.